170.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,118,500 / 1,118,500
					USE VALUE:	1,118,500 / 1,118,500
					ASSESSED:	1,118,500 / 1,118,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAVERS ROBIN L &
Owner 2:	SMITH WILLIAM H III
Owner 3:	
Street 1:	119 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRAVERS ROBIN -
Owner 2:	-
Street 1:	113 RICHDALE AVE #36
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .275 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1948, having primarily Stucco Exterior and 2394 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	599,800		518,700	1,118,500
Total Card	0.275	599,800		518,700	1,118,500
Total Parcel	0.275	599,800		518,700	1,118,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.21 | /Parcel: 467.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112960

GIS Ref

GIS Ref

Insp Date 05/17/18

!13169!

PREVIOUS ASSESSMENT

Parcel ID 170.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	599,800	0	12,000.	518,700	1,118,500		Year end	12/23/2021
2021	101	FV	599,800	0	12,000.	518,700	1,118,500		Year End Roll	12/10/2020
2020	101	FV	599,800	0	12,000.	518,700	1,118,500	1,118,500	Year End Roll	12/18/2019
2019	101	FV	466,500	0	12,000.	518,700	985,200	985,200	Year End Roll	1/3/2019
2018	101	FV	463,100	0	12,000.	459,400	922,500	922,500	Year End Roll	12/20/2017
2017	101	FV	463,100	0	12,000.	385,300	848,400	848,400	Year End Roll	1/3/2017
2016	101	FV	463,100	0	12,000.	385,300	848,400	848,400	Year End	1/4/2016
2015	101	FV	405,400	0	12,000.	333,500	738,900	738,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:20:13

LAST REV

Date	Time
11/17/21	11:08:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13169

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAVERS ROBIN,	57341-364		8/24/2011	Convenience	1	No	No		
STINE JENNIFER	54909-421		6/29/2010		749,000	No	No		
STEPHENS PAULA	43812-313		9/30/2004	Change>Sale	506,000	No	No		
	11962-413		3/1/1971			No	No		N

USER DEFINED

Prior Id # 1:	112960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2021	1448	Wood Dec	75,185	O				
7/21/2010	854	Redo Bat	5,200					RETILE BTH & REPL
12/5/2006	1052	Redo Kit	40,139			G8	GR FY08	repair exterior st
7/27/2005	667	Redo Kit	95,000	C		G7	GR FY07	& BTH & REPL ROOF
7/29/1993	363	Manual	2,700					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	CC	Chris C
11/8/2008	Meas/Inspect	189	PATRIOT
1/15/2005	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	518,700	Spl Credit		Total:	518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23139524
Const Adj.:	0.99742496
Adj $ / SQ:	153.528
Other Features:	109540
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628708
Depreciation:	28921
Depreciated Total:	599787

COMMENTS

EST. BMT. OF=STALL SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

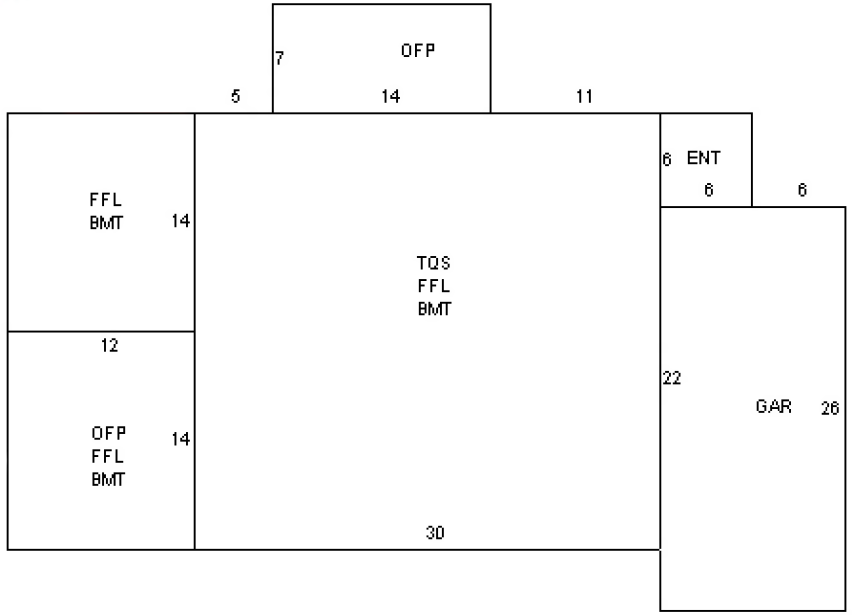
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	204.19
Special Features:	0	Val/Su Net:	166.80
Final Total:	599800	Val/Su SzAd	332.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	61.030	71,768
FFL	First Floor	1,176	153.530	180,549
TQS	3/4 Story	630	153.530	96,723
GAR	Garage	312	22.950	7,162
OFP	Open Porch	266	22.640	6,023
ENT	ENTRY	36	26.330	948

Net Sketched Area:	3,596	Total:	363,173
Size Ad	1806	Gross Area	3806	FinArea	2394
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	FR	1970	0.00	T	49	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	